

Message Text

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ACTION AF-06

INFO OCT-01 ISO-00 SY-05 AID-05 FBO-02 A-01 /020 W

----- 091503

P 071105Z JUN 75

FM AMEMBASSY NIAMEY

TO SECSTATE WASHDC PRIORITY 845

LIMITED OFFICIAL USE SECTION 1 OF 2 NIAMEY 2131

E.O. 11652: N/A

TAGS: AFSP, NG

SUBJ: EXPANSION/RELOCATIO GSO FACILITIES

AF/EX FOR KRYZA; AID/W FOR THORNBURG/KEMPER; SY FOR DIKEOS

REF: A. STATE 119587 B. AMBASSADOR HECK'S DISCUSSIONS WITH AF/EX,
SY, AND AID/W

1. COMPSHE INADEQUACY OF PRESENT MISSION SUPPORT FACILITIES
MAKES IMPERATIVE ACQUISITION OF LARGER FACILITIES THAN THOSE
PRESENTLY IN USE. THIS INCLUDES ALL OF MISSION'S GENERAL
SERVICES SUPPORT FUNCTIONS, I.E. WAREHOUSE SPACE, VEHICLE
MAINTENANCE, ELECTRICAL, REFRIGERATION, CARPENTRY, PLUMBING
SHOPS, ETC.

2. AFTER LENGTHY SURVEY OF AVAILABLE FACILITIES
MISSION HAS LOCATED WHAT IT CONSIDERS TO BE AN EXCELLENT
FACILITY. THIS FACILITY MEETS OUR NEEDS IN ALL AFORMENTIONED
AREAS WITH LITTLE OR NO CAPITAL INVESTMENT TO RENDER IT
IMMEDIATELY OPERATIONAL. IN ADDITION, LESSOR HAS AGREED TO
LEAVE BEHIND ALL EQUIPMENT PRESENTLY AT SUBJECT FACILITY FOR
MISSION USE AT NO EXTRA CHARGE IF WASHINGTON APPROVES RENTAL
BEFORE JUNE 30. EQUIPMENT INCLUDES TELEPHONE AND INTERCOM
SYSTEM, GAS STORAGE AND PUMP FACILITIES, ELECTRICAL VEHICLE
HOIST, HYDRAULIC LUBRICATION FACILITIES, COMPRESSORS,
VEHICLE WASHING FACILITIES, HEAVY DUTY SHELVEING AND ADDITIONAL
AUTOMOTIVE AND MAINTENANCE EQUIPMENT. THERE IS NO COMPARABLE
FACILITY IN NIAMEY; ALL OTHER FACILITIES WE HAVE LOCATED

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WOULD REQUIRE MASSIVE CAPITAL INVESTMENT OVER A LONG PERIOD OF

TIME TO RENDER THEM USABLE AND NONE OF THEM HAS THE REQUIRED UTILITIES AND EQUIPMENT TO MAKE THEM FULLY OPERATIONAL. FOR EXAMPLE, INSTALLATION OF BASIC ELECTRICAL AND TELEPHONE FACILITIES WOULD ENTAIL MONTHS OF NEGOTIATIONS AND DERCY.

3. FOLLOWING IS DESCRIPTION OF PROPOSED FACILITY:

OFFICES	M	30.05 SQ. METERS
WAREHOUSING		98.87 SQ. METERS
WORKSHOPS/GARAGE		618.81 SQ METERS
SHIPPING/RECEIVING	PARKING & POL AREA	2,256.82 SQ. METERS
COVERED ENTRANCEWAY		62.16 SQ. METERS
TOTAL		3,801.17 SQ. METERS

SEVENTY-FIVE PERCENT OF THE ABOVE FACILITY IS NEW CONSTRUCTION BUILT SIX MONTHS AGO AND IN EXCELLENT CONDITION, CONSTRUCTED OF MASONRY PLASTER FINISH.

4. AFTER LONG DISCUSSIONS WITH OWNER REPRESENTATIVE FROM PARIS BOTH PARTIES HAVE AGREED TO SUBMIT FOLLOWING PROPOSALS TO PRINCIPALS IN WASHINGTON AND PARIS FOR APPROVAL:

(A) RENT PER MONTH DOLLARS US 3500 FOR THREE YEARS FIRM. ONE YEAR RENT IN ADVANCE WITH QUARTERLY PAYMENTS THEREAFTER. ONLY ACCEPTABLE REASON FOR TERMINATION DURING THE FIRST THREE YEARS WOULD BE SEVERANCE OF DIPLOMATIC RELATIONS US-NIGER. OPTION EXISTS TO PURCHASE BUT MUST BE DECIDED BEFORE A DATE SIX MONTHS AFTER LEASE ACTIVATED. PURCHASE PRICE DOLLARS US 310,000. ADVANCE RENT WOULD APPLY TO PURCHASE PRICE. ALL OTHER STANDARD LEASE FORMALITIES APPLY.

(B) RENT PER MONTH DOLLARS US 3000 FOR THREE YEARS FIRM. THREE YEARS RENT IN ADVANCE. ALL OTHER CONDITIONS REMAIN THE SAME AS (A) EXCEPT OPTION TO PURCHASE IS EXTENDED TO ONE YEAR.

BOTH PROPOSALS UPON COMPLETION THREE YEAR FIRM PERIOD ALLOW FOR UNLIMITED RENEWAL AT ESTABLISHED RATE AGREED UPON AT SIGNING OF LEASE FOR FURTHER ONE YEAR PERIODS PAYABLE LIMITED OFFICIAL USE

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QUARTERLY WITH NO RESTRICTIVE CLAUSES. EFFECTIVE DATE OF CONTRACTS AND OCCUPANCY, IF APPROVED, WOULD BE SEPTEMBER 1.

5. MISSION UNANIMOUS IN BELIEF THAT RENTAL OF THIS FACILITY IS URGENTLY IN THE BEST INTERESTS OF USG. RENTAL HAS FOLLOWING ADVANTAGES:

LIA) IT WILL RESOLVE MOST OF EXISTING PROBLEMS PLAGUING MISSION OPERATIONS, I.E., SERIOUS LACK OF SPACE WHICH HAS

CONTRIBUTED TO EXISTING ADMINISTRATIVE CHAOS AND HAS MADE IMPOSSIBLE DEVELOPMENT OF RATIONAL GSO SUPPORT FUNCTION. L /B) MOST IMPORTANTLY, IT WILL MAKE POSSIBLEVBRE ORDERLY AND EFFECTIVE USE OF CHANCERY FACILITIES TO REFLECT CURRENT PRIORITIES WHILE MAINTAINING GENERAL INTEGRITY OF BUILDING. SPECIFICALLY IT WILL PROVIDE SENIOR STAFF OF RDFJUTH ADDITIONAL AND VITALLY NEEDED OFFICE SPACE. (WE NOW HAVE SEVERAL OFFICES WITH THREE PEOPLE, PLUS DESKS AND FILE CABINETS, TRYING TO FIT INTO SPACE AVERAGING ABOUT 180 SQ. FT.)

(C) IT WILL SOLVE A NUMBER OF OUR SECURITY PROBLEMS AND MAKE IT POSSIBLE TO COMPLY WITH LONG-STANDING SECURITY RECOMMENDATIONS OF RSO/ABIDJAN BY REMOVING FROM CHANCERY AND EMBASSY COMPOUND ALL GSO ACTIVITIES AND 98 PER CENT OF LOCAL WORK FORCE AS WELL AS MAKING POSSIBLE REMOVAL FROM SECOND FLOOR OF CHANCERY OF ALL LOCAL PERSONNEL NOW OCCUPYING OFFICES ADJACENT TO EXECUTIVE OXVS AND C&R UNIT.

(D) IT WILL PERMIT ORDERLY DEVELOPMENT OF DESPARATELY NEEDED AUTO MAINTENANCE PROGRAM WHICH WITH ASSIGNMENT OF HOWARD HERTZOG (STATE 131751) AND NEW FACILITIES CITED PARA 2 ABOVE, COULD NOW BECOME RZZLITY.

(E) IT IS WELL LOCATED IN CENTER OF NIAMEY CNVENIENT TO MINISTRIES, SUPPLY COMPANIES, ETC. WITH WHICH GSO UNIT IN DAILY TOUCH ON BUSINESS.

(F) IT WILL MAKE POSSIBLE RECONSTITUTION IN PROPER LOCATION OF OUR COMCGCIAL LIBRARY WHICH IS INTEGRAL PART OF OUR EFFORTS TO PROMOTE SALE OF AMERICAN PRODUCTS IN NIGER.

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(G) IT WILL PERMIT MORE EFFECTIVE LOCATION OF ADMINISTRATIVE FUNCTION WHICH WILL RAMIN IN CHANCERY AREA, SUCH AXDISBURSING FUNCTION WDHWEELL AS LOCAL CONSULAR OPERATIONS.

(H) IT WILL RESOLVE SERIOUS WAREHOUSING PROBLEM WE FACE IN NEAR FUTURE AND ALLOW US TO MOVE OUR SUPPLIES, EQUIPMENT, HHE, ETC. FROM PRESENT WAREHOUSE WHICH, TO QUOTE FBO SUPERVISOR MARVELL ON TDY HERE, IS QUOTE SERIOUS FIRE TRAP UNQUOTE TO MORE SECURE AREA. FURTHER, WITH LEAD TIME FOR EXPENDABLE AND OTHER SUPPLIES GETTING MANY MONTHS LONGER AS RESULT OF REORGANIZATIONS IN THESETMPERATIONS NOW UNDERWAY, WE CAN ESTABLISH LESS WASTEFUL AND MORE EFFICIENT SUPPLY OPERATION.

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ACTION AF-06

INFO OCT-01 ISO-00 SY-05 AID-05 FBO-02 A-01 /020 W

----- 091524

P 071105Z JUN 75

FM AMEMBASSY NIAMEY

TO SECSTATE WASHDC PRIORZY 846

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AF/EX FOR KRYZA; AID/W FOR THORNBURG/KEMPER; SY FOR DIKEOS

6. OF ALL THESE POINTS IN FAVOR OF SUCH RENTAL THOSE WE WOULD HIGHLIGHT ARE (A) FIRST RAY OF HOPE IN IMPROVING OUR GSO OPERATIONS (B) BETTER USE AND SECURITY OF CHANCERY AND (C) ADDITIONAL OFFICE SPACE TO ACCOMMODATE OUR EXPANDING PROGRAM ACTIVITIES WHICH COULD BE CENTRALLY LOCATED IN MISSION COMPOUND WHERE THEY SHOULD BE RATHER THAN DISPERSED AROUND TOWN AND REQUIRING ADDITIONAL EXPENDITURES OF RENTAL MONIES. IN ADDITION TO ADDITIONAL OFFICE SPACE WITHIN CHANCERY WHICH BECOMES AVAILABLE, WE ARE CURRENTLY EXAMINING BUILDING BEHIND CHANCERY TO DETERMINE NUMBER OF OFFICES WHICH WITH MINOR MODIFICATIONS AND SOME CONSTRUCTION, AIR-CONDITIONING, ETC. COULD BE ESTABLISHED FOR SAS BUILDING TAKING PLACE. FBO SUPERVISOR MARVEL TENTATIVELY ESTIMATES SPACE COULD BE CONVERTED INTO AT LEAST EIGHT GOOD-SIZED AND SATISFACTORY OFFICES, IF THIS PROVES FEASIBLE AND RECEIVES FBO APPROVAL WHICH WE ASSUME IS REQUIRED, MISSION WOULD NO LONGER HAVE NEED FOR CURRENT MISSION PROPERTY DOWNTOWN RENTING FOR DOLLARS US 2000. WE ACQUIRED BUILDING IN 1974 AND ACCORDING TO LEASE MUST NOTIFY OWNER BY JULY 10 WHETHER TO CANCEL OR RENEW LEASE FOR ANOTHER YEAR. CANCELLATION OF LEASE WOULD IN EFFECT MEAN WE WOULD BE GETTING PROPOSED NEW GSO PROPERTY FOR AROUND DOLLARS US 1500 MONTHLY OF NEW EXPENDITURE.

7. IN CONCLUSION WE THINK WE ARE SEEING DAYLIGHT AFTER MONTHS OF WRESTLING WITH OUR ADMINISTRATIVE AND SPACE HEADACHES. OUR NEEDS FOR THIS FACILITY ARE VITAL AND MATTER IS URGENT.

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8. ACTION REQUESTED: THAT EMBASSY BE AUTHORIZED TO NEGOTIATE
WITH OWNERS OF FACILITY ALONG LINES EITHER OPTION IN PARA 4
ABOVE WITH NEGOTIATIONS TO BE CONCLUDED BY JUNE 30.HECK

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